

BK 0330 PG 0395

STATE MS.-DE SOTO CO.

FILED

mc

PREPARED BY AND RETURN TO:

JAMES E. WOODS

WOODS and SNYDER, L.L.C.

P. O. Box 456

Olive Branch, MS 38654

(601) 895-2996

MAR 19 1 58 PM '98

BK 330 PG 395
W.E. DAVIS CH. CLK.

WARRANTY DEED

PATRICIA J. ALBRECHT, ET VIR,

GRANTOR

TO

DAVID L. KELLY, ET UX

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, PATRICIA J. ALBRECHT, formerly known as Patricia J. Hughes Woods, and husband, LEMAN P. ALBRECHT, do hereby sell, convey and warrant unto DAVID L. KELLY and wife, LESLIE A. DAVIS, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in City of Olive Branch, DeSoto County, Mississippi, described as follows, to-wit:

Lot 36, Phase I, Section "A", The Plantation Subdivision, situated in Section 22, Township 1 South, Range 6 West, DeSoto County, Mississippi as per plat recorded in Plat Book 36, Page 33-41, Chancery Clerk's Office, DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in City of Olive Branch, DeSoto County, Mississippi and utility easements and restrictive covenants of record in Phase I, Section "A", The Plantation Subdivision.

The Grantee, by acceptance of this Deed agrees to become a member of the Plantation Homeowner's Association, a Mississippi non-profit corporation, and be bound by the by-laws of said Association. The dues of the Association shall constitute an assessment against the above described property and said assessment shall constitute a lien on the property so assessed and shall be collectible by a proper action at law or proceedings in Chancery Court for enforcement of such lien, provided, however that said lien shall be subordinate to any mortgages, deeds of trust or other security instrument granted by the Grantees, a covenant that runs with the land and shall be binding on the Successors and Assigns of the Grantee.

Taxes for the year 1998 are to be prorated and possession is to take place upon the delivery of this Deed.

WITNESS OUR SIGNATURES, this the 12th day of March, 1998.

Patricia J. Albrecht
PATRICIA J. ALBRECHT

Leman P. Albrecht
LEMAN P. ALBRECHT

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 12th day of March, 1997, within my jurisdiction, the within named PATRICIA J. ALBRECHT and husband, LEMAN P. ALBRECHT, who acknowledged that they executed the above and foregoing instrument.

J. H. E. H. H.
NOTARY PUBLIC

My Commission Expires:

12-31-99

GRANTOR'S ADDRESS:

P.O. Box 942
Byhalia Ms 38611
Phone: (601) 838-7451

GRANTEE'S ADDRESS:

~~754 643~~ P.O. Box 643
Memphis, Olive Branch, MS 38654
Hm. Phone: 601-895-4036
Wk. Phone: 601-895-4036